

O'Brien Block -- 117 W. First St.
Oswego
Oswego County
New York

HABS No. NY-244 B

HABS

NY,

38 - OSWE,

2B -

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

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38-0502,
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HISTORIC AMERICAN BUILDINGS SURVEY

O'BRIEN BLOCK 117 WEST FIRST STREET

Location: 117 West First Street - East side of First Street between Seneca and Cayuga, Oswego, New York.

Present Owner: and Occupant Weir P. Mitchell

Present Use: Print shop with one apartment on the second floor

Statement of Significance: This building, part of the block between Cayuga and Seneca, was in the heart of the pre-Civil War business district in Oswego. The buildings in this block comprise the last of the pre-Civil War commercial buildings in Oswego (with the exception of the Stone Store on the National Register).

Part I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1847. The property at 117 West First Street was purchased from George Talman by Jerome Dutcher and James S. Hart in May of 1846. The assessed valuation on the 1846 tax roles was \$800.00. In 1847, the value jumps to \$2,200 and in that year Dutcher and Hart purchased the east fifty feet of the lot. This would seem to indicate that the building which covers both halves of this part of lot 8 was erected at this time.

2. Architect: Unknown

3. Original and subsequent owners:

This building is located on part of lot 8, block 17 as laid out in the original survey of Oswego by Simeon DeWitt and filed with the Secretary of State on April 14, 1798. The following references to the title of this property are found in the Oswego County New York deed books:

1846 Deed, 1/14/1846 recorded in Book 43 of Deeds, page 241, consideration \$1,200 at auction to George F. Talman. Deed 5/1/1846, recorded

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7/7/1846 in Book of Deeds, page 286 conveys property to Jerome Dutcher and James M. Hart, consideration \$1,813.26.

- 1847- Property assigned to Joel B . Penfield. Could not
1861 find record.
- 1861 Deed, 9/6/73, recorded in Book 141 of Deeds, pages
238,9 property conveyed to John J. Hart.
- 1892 Deed, 9/28/1892, recorded in Book 210 of Deeds,
page 407, property conveyed to William D. Hart
et al, consideration \$1.00 (100 feet deep) (?).
- 1903 Last will of William D. Hart dated 4/17/1903 and
recorded 5/27/1903 Book 244 of Deeds, page 105
leaves property to nieces and nephews with Delia
and Sheridan Hart as executors. Deed, 6/18/1903
and recorded in Book of Deeds 244, page 138, prop-
erty is conveyed to Maxwell B. Richardson, consid-
eration \$527.11 . (100 feet deep). Last will of
Maxwell B. Richardson dated 8/3/1903 leaves all
property to brother Lawrence J. Richardson.
- 1907 Warranty Deed, 10/30/1907, recorded in Book 260
of Deeds, page 293, conveys property to nephew,
Norman L. Bates, consideration \$1.00 .
- 1918 Deed, 12/21/1918, recorded 2/3/1819 in Book 310
of Deeds, page 528, property is conveyed to
Oswego Tool Company, consideration \$2,350.00
- 1921 Deed, 3/31/1921, recorded 2/1/1922 in Book 326
of Deeds, page 222, property is conveyed to
Augustus P. Murdock, consideration \$1.00.
- 1922 Will of Augustus P. Murdock recorded 2/1/1922
in Book 325 of Deeds, page 221 leaves property to
wife, Mary L. Murdock.
- 1929 Deed, 11/18/1929, recorded 12/16/1929 in Book
359 of Deeds, page 212, property is conveyed to
John F. Otis, consideration \$1.00 .
- 1930- Property mortgaged 10/16/30 and recorded in Book
1936 319 of Mortgages, page 541. The mortgage was
foreclosed in 1936 and conveyed by deed dated
6/24/1936 and recorded in Book 384 of Deeds,

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page 66 to The Security Bank and Loan Assoc.,
consideration \$1,000 .

- 1943 Deed dated 11/30/1943 recorded in Book 419 of
Deeds, page 514 conveys property to Weir P.
Mitchell, consideration \$1.00 .

Rear 50 feet of property at 117

- 1864 Deed dated 4/23/1864 and recorded in Book 99 of
Deeds, page 514 conveys rear 50 feet from Jerome
Dutcher to Edward Dutcher.
- 1903 Deed, 4/29/1903 and recorded in Book 243 of Deeds,
page 343 on 5/1/1903 conveys property to Maxwell
B. Richardson, consideration \$ 500 for both halves.

Both sections of property sold together after this
transaction.

B. HISTORICAL PERSONS AND EVENTS CONNECTED WITH THE STRUCTURE

James M. Hart and Jerome Dutcher, original owners, were prominent businessmen of the 1840's and '50's. Mr. Hart was in the dry goods business with John J. Hart on the East side of town before opening the new store with Dutcher on the West side of the river. In 1849, Hart was the First Ward Alderman.

Dutcher and Hart operated a dry goods store at this address for several years. The same business was continued by Thompson and Poucher (1859) and Gordon's Dry Goods (1864-65), the property still owned by the Hart family.

In 1868-69 the store, in keeping with the general change in the block, became a saloon. Office space and apartments continued to be rented on the upper floors.

In 1903, Delia and Sheridan Hart, as executors of the will of their Uncle William sold the property to Maxwell B. Richardson, former Mayor of Oswego (1883). In 1918, the property was purchased by the Oswego Tool Company, manufacturers of tools and machinery.

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Owners between 1921 and 1943 included among others, John F. Otis, another Oswego mayor, 1932-33. In 1943, the property was purchased by its current owner, Weir P. Mitchell who is opposing its demolition.

C. SOURCES OF INFORMATION:

1. Bibliography:

Churchill, John C., LL. D. Landmarks of Oswego County D. Mason & Company, Publishers 1895

Finn, Leo Old Shipping Days in Oswego
Oswego County Board of Supervisors 1972

City Directories

Tax Assessment Records

County Deed and Mortgage Records

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